



HEARNES

WHERE SERVICE COUNTS

A beautifully presented detached character home, set on a spacious corner plot in a sought-after residential location. The property is ideally situated for access to favoured local schools, shops, and amenities, while being just over 2 miles from Bournemouth Town Centre and its award-winning sandy beaches. A viewing is highly recommended to appreciate the extended and flexible accommodation on offer.

On entering the property through an enclosed porch with fitted storage, the hallway provides access to all ground floor accommodation, with stairs leading to the first floor. There is a spacious reception room/bedroom with an attractive fireplace and bay window overlooking the front aspect. A further large reception room overlooks and provides access to the side of the property through French doors, creating an excellent additional living space. An impressive, extended L-shaped kitchen/dining/living room with skylight is located at the rear of the property and features a range of base and eye-level units, fitted appliances, and space for an American-style fridge/freezer. There is ample room for a dining table and seating area, which also overlooks and opens onto the rear garden. The ground floor accommodation is completed by a separate study and a utility room that leads to a shower room with WC, hand wash basin, and shower enclosure.

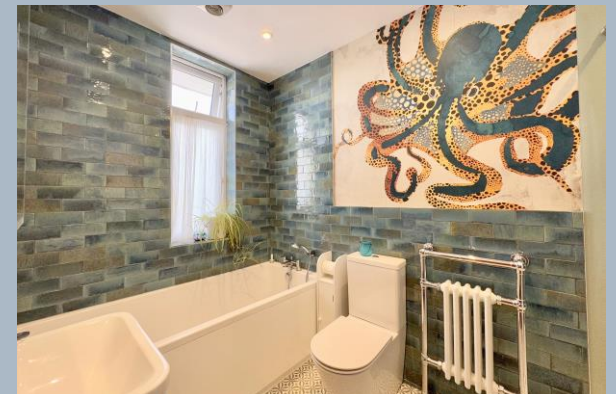
On the first floor the landing gives access to three double bedrooms and a family bathroom. The primary bedroom with bespoke feature wall mural is a generous double with a fitted wardrobe and feature bay window with seating. Bedroom two is another large double room overlooking the rear aspect with a hand wash basin whilst bedroom three overlooks the front aspect. The first-floor accommodation is complete with a modern bath/shower room comprising of bath with shower over, shower enclosure WC and wash basin.

The property is situated on a generous plot and features a mature, well-stocked garden with a sunken trampoline, garden sheds, and a pleasant courtyard area—perfect for growing vegetables or creating an outdoor dining space. To the front aspect, a recently laid tarmac driveway offers off-road parking and includes an electric vehicle charging point.

COUNCIL TAX BAND: C

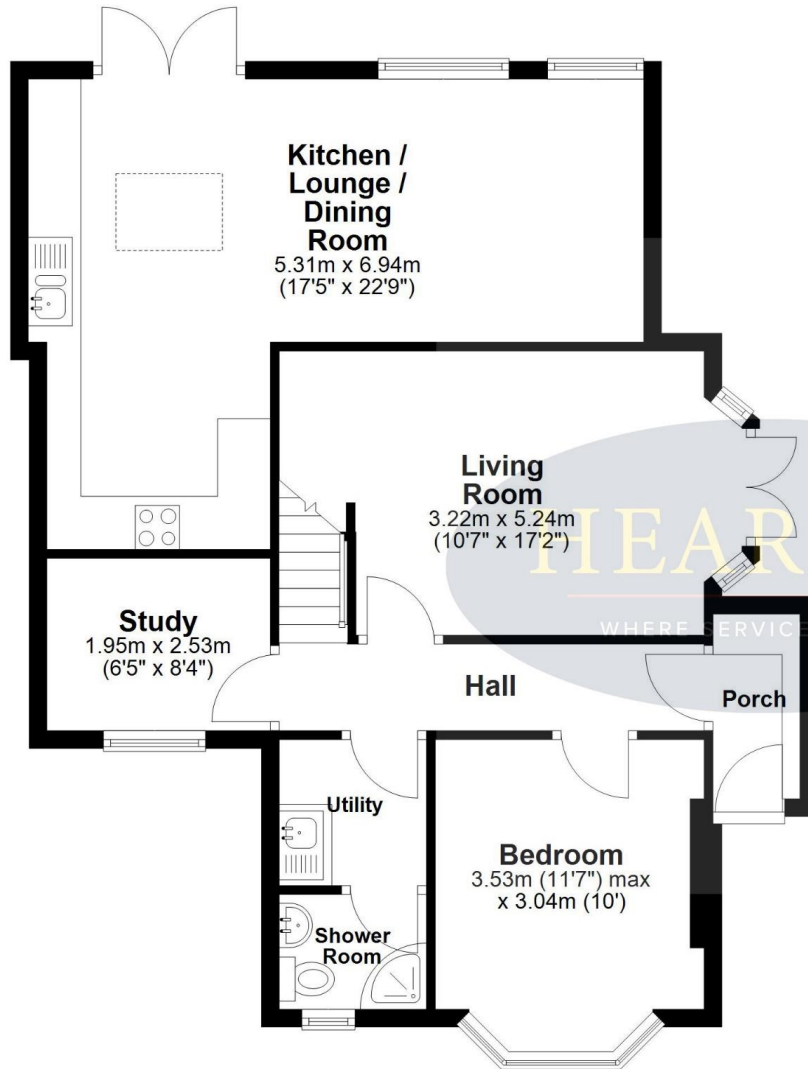
EPC: TBC

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



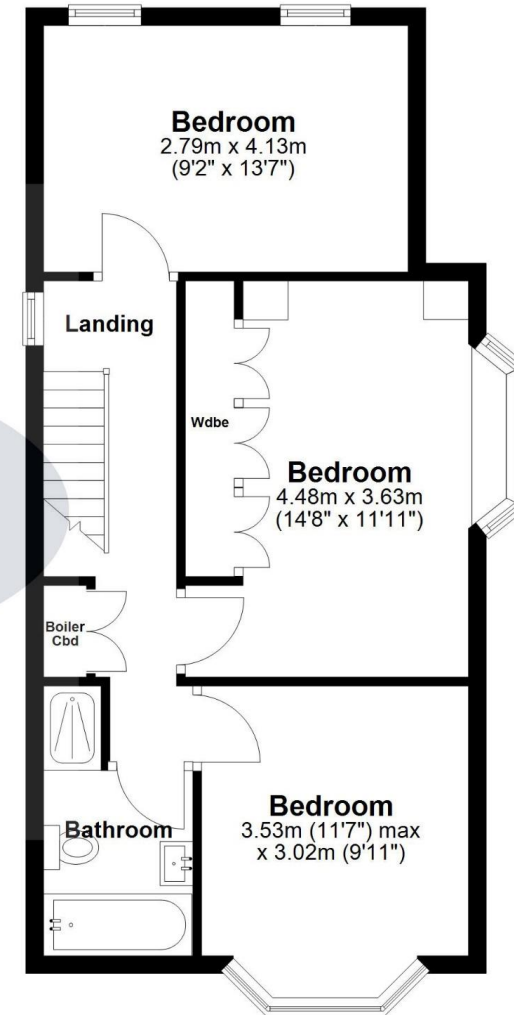
Ground Floor

Approx. 73.9 sq. metres (795.4 sq. feet)



First Floor

Approx. 49.7 sq. metres (535.0 sq. feet)



Total area: approx. 123.6 sq. metres (1330.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

